

V. DESCRIPTION OF SURVEYED PROPERTIES

The following is a description of each of the historic properties with the APE for this project. These locations of these properties are illustrated in Figures 12 and 13.

Previously Evaluated Properties

Research at the DE SHPO indicated the presence of one National Register-listed property and one National Register-eligible historic district in the vicinity of the Carter Road improvement project. In addition, one property was previously evaluated for the National Register and was determined not eligible for listing.

K-122 -- Bannister Hall/Baynard House

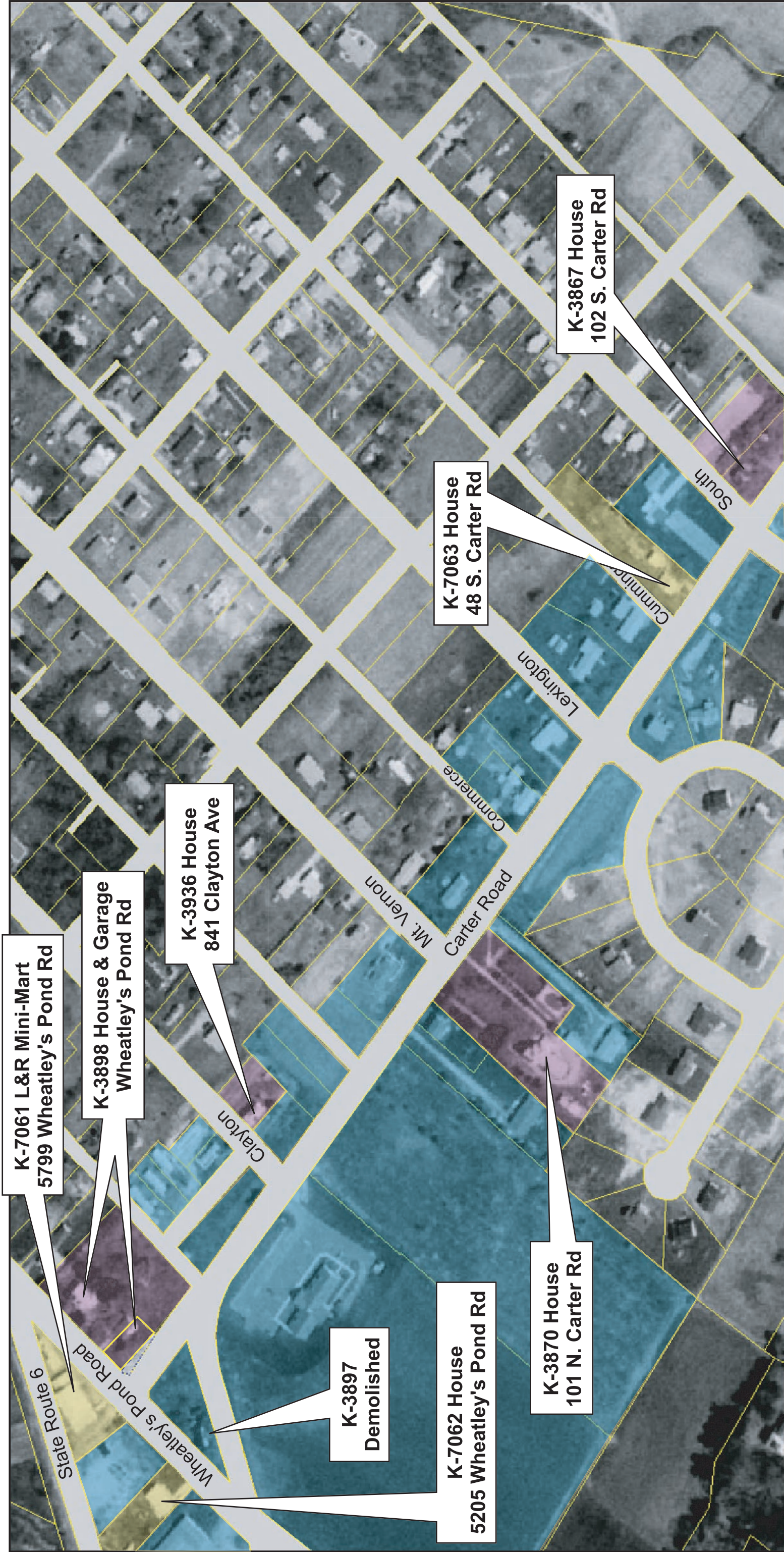
Bannister Hall and the Baynard House are listed in the National Register as a single property (K-122). Both are located on the same lot to the southwest of Carter Road. However, due to distance and extensive vegetative screening around the two houses, the property is outside the APE for this project. Thus, no further consideration of this property is recommended for the purposes of the proposed undertaking.

K-6976 -- Spruance City Historic District

The Spruance City Historic District (K-6976) is a National Register-eligible historic district that consists of a small portion of the larger Spruance City subdivision, which was laid out in 1868-1869. Although Carter Road forms the southwestern boundary of the original plat for Spruance City, the portion of the subdivision that lies within the boundaries of the historic district is located three blocks away from Carter Road on Howard Street, between Mt. Vernon and Cummins Streets. Several properties within the original subdivision plat were surveyed for this project. However, these are not within the boundaries of the Spruance City Historic District and do not individually or collectively relate to the district. They are geographically removed from the district and separated from it by vacant lots, vegetation, and modern in-fill housing. Thus, because the historic district is distant from the project corridor and numerous intrusions lie between it and the proposed project, the Spruance City Historic District is considered outside the APE for this project.

K-3867 -- House, 102 S. Carter Road

The house at 102 South Carter Road was previously determined not eligible for listing in the National Register. The house was initially surveyed in 1981, and in 2000, it was evaluated for its National Register eligibility during a study for a transportation enhancement project to construct sidewalks on South Street, which abuts the property on the west side. An informal determination of eligibility was agreed to by the DE SHPO and DelDOT, which concluded that this property was not eligible for listing in the National Register. The house was re-evaluated for the current project and based upon the results of this study, the building is not considered to be eligible for National Register listing.



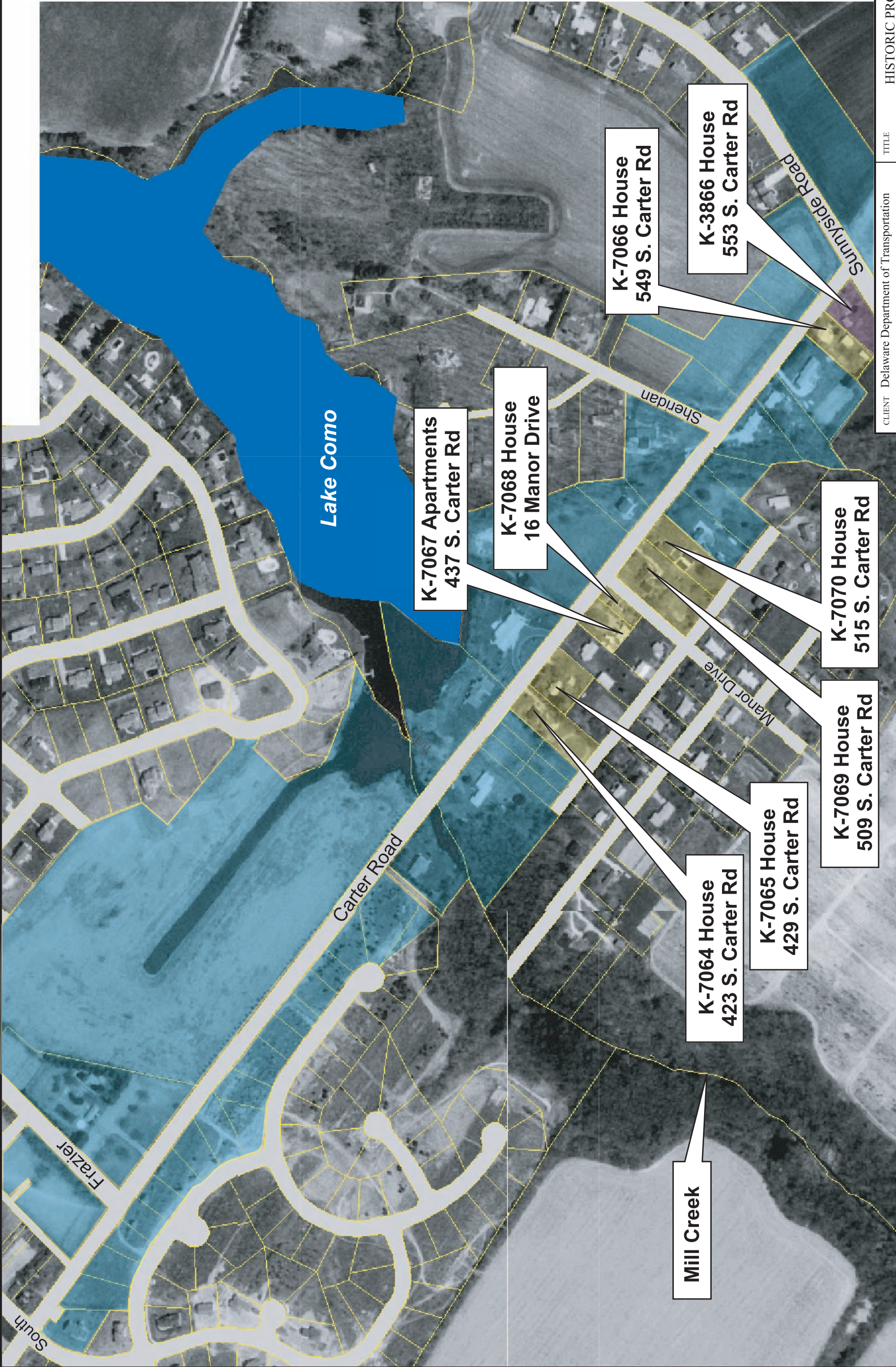
- Previously Surveyed Properties
- Newly Surveyed Properties (Over 50 Years of Age)
- Vacant or Non-Historic Properties



North

CLIENT Delaware Department of Transportation		TITLE HISTORIC PROPERTY SURVEY MAP WEST END
PROJ Carter Road Improvement Study		
REVISION NO		
SCALE NOT TO SCALE		
FILE NAME P:\D8-000001\12.08\Smyma\Aerial North		
PROJ NO D8-000001\12.08 00D01		FIGURE
		11





North

CLIENT Delaware Department of Transportation		TITLE HISTORIC PROPERTY SURVEY MAP	
PROJ Carter Road Improvement Study		EAST END	
REVISION NO			
SCALE NOT TO SCALE			
FILE NAME P:/D8-00000112.08/Smyrna/Aerial South			

- Previously Surveyed Properties
- Newly Surveyed Properties
(Over 50 Years of Age)
- Vacant or Non-Historic Properties

URS

PROJ NO D8-00000112.08 00D01
FIGURE

12

The house is a circa 1870-80 2½-story Folk Victorian-style story dwelling located at the northeast corner of Carter Road and South Street (Figure 14). It has a side gable form with a rear two-story ell and a side addition of one story. The frame structure is presently sheathed with vinyl siding. Windows are 1/1-vinyl sashes, which are also recent replacements. The hipped roof porch has been screened in.

A one-story gable front shop sits to the rear of the property facing South Street. This building appears to date to circa 1955 and is constructed of concrete block masonry with a small frame addition on the east or rear façade. Vinyl siding covers the gable ends below the roof. Two large single-pane windows with projecting brick sills flank the central door. This building was used by the owners as a screen repair shop and prior to that it operated as a television repair shop. In 1988, the lot was subdivided so that the shop now stands on a separate lot under different ownership than the house.

Through the addition of two wings and the replacement of windows and siding, this house has lost much of its historic integrity. To be considered eligible for the National Register, it is important that the property retain important character-defining features of a late twentieth century vernacular residence, and that these features not be obscured by later alterations. The property's character-defining exterior materials, including original or historic wooden siding, ornamental details and original or historic windows have been either replaced or removed. The addition of two wings are unsympathetic to the historic design and were constructed after the property's period of significance. As a result, the property does not sufficiently convey its historic design or appearance.

While the property is associated with a regional context, suburbanization, it does not demonstrate an important association with that event, and does not retain its historic integrity. The property has lost significant, character-defining features for the property type as defined in the historic context. Thus, this property is not considered eligible under Criterion A.

Research did not reveal any association between this property and individuals significant in local, state or national history. Thus this property is not considered eligible under Criterion B.

The replacement of historic wood siding with unsympathetic tan vinyl siding (in addition to the replacement of original windows) has obscured an important, character-defining feature and craftsmanship of this property. Although it maintains its original form and symmetrical façade characteristic of the property type, it lacks the distinctive spindlework or flat jig-saw cut trim frequently found in this property type. The property does not possess distinctive characteristics of a property type, is not identified with the work of a master, nor is part of a district of like resources. Thus, this building is not a distinct or particularly representative example of its type or style of architecture and is not considered eligible under Criterion C.

This building's overall form and design is in keeping information for like property types listed in established historic contexts. However, the property does not retain sufficient integrity for listing in the National Register.

Because there are many other readily available sources which provide building plans, archival documentation and other data regarding construction data for similar buildings, all of which

Figure 14 – K-3867 House 102 S. Carter Road



reveal important information regarding the role of this building and its associated features in the role of history, the building and associated above-ground resources at 102 South Carter Road are not considered eligible under Criterion D.

Previously Surveyed Properties

In addition to the properties described above, research at DE SHPO indicated that five other properties within the APE were identified during a 1981 survey of historic resources in the area. However, no eligibility assessments had been prepared for these properties.

The following information provides descriptions and National Register eligibility assessments for these previously inventoried properties.

K-3866 -- House, 553 S. Carter Road

This small 1½-story gable-front cottage dates to circa 1930 and is located at the southeastern end of the project area at the intersection of Carter Road and Sunnyside Road. It is a gable-front dwelling with screened hip roof front porch, central brick chimney, and rear addition. Since its initial survey in 1981, the building's German siding has been replaced with vinyl siding and the 6/6 wood sash windows were replaced with 1/1 vinyl windows. A CRS Survey Update Form (CRS-10) was completed to reflect these alterations.

While the property is associated with a regional context, suburbanization, it does not demonstrate an important association with that event, and, in addition, does not retain its historic integrity as described below. Thus, this property is not considered eligible under Criterion A.

Research did not reveal any association between this property and individuals significant in local, state or national history. Thus property is not considered eligible under Criterion B.

As described above, numerous alterations to the building fabric have greatly diminished this dwelling's historic integrity. To be considered eligible for the National Register, a property must retain important character-defining features and that these features are not obscured by later alterations. The property's character-defining exterior materials, including original or historic wooden siding, ornamental details, and original windows have been either replaced or removed. The building also has a general lack of architectural distinction. The property does not possess distinctive characteristics of a property type, is not identified with the work of a master, nor is part of a district of like resources. Thus, this building is not a distinct or particularly representative example of its type or style of architecture and is not considered eligible under Criterion C.

Because there are many other readily available sources which provide building plans, archival documentation and other data regarding construction data for similar buildings, all of which reveal important information regarding the role of this building and its associated features in the role of history, this building and associated above-ground resources are not considered eligible under Criterion D.

K-3870 -- Anthony-Ennis House, 101 N. Carter Road

This large 2½-story Queen Anne style-house is located on the southwest side of Carter Road at its intersection with Mt. Vernon Street. The circa-1885 house is set back from Carter Road and is accessed by a U-shaped gravel drive that goes around the rear of the house.

The house is frame with vinyl siding and asphalt shingles covering the complex intersecting hip and gable roof (Figures 15 and 16). Many of the original windows remain in place. On the first floor, these are 1/1 wood sashes with 12 small colored panes surrounding the top sash. The second-floor windows contain 1/1 and 2/2 wood sashes. The attic contains a fixed decorative window in the front gable with multi-colored lights surrounding a single pane. The rear gable contains a pair of 6/6 wood sash windows. In the rear additions, non-historic louvered windows are present. Basement windows are 6-pane hopper sashes.

The front entrance into the house is through an impressive solid wood double leaf door with the original ornamental cast brass lockset. Aluminum storm doors have been added over the front door. The front door is located under a small gable-roof stoop with a barrel vaulted wood ceiling supported by wood Tuscan columns. The foundation of the original portion of the house is brick covered with metal panels impressed to look like ornamental concrete block. Foundations for the additions are poured concrete and concrete block.

Decorative features include two three-sided bays, one on the northeast (front) side of the house and one on the northwest; a complex leaded stained glass window on the southeast side, probably at the interior stair landing, and a wood sunburst carving in the front gable. A false gable in the east corner of the main façade has decorative molding that has been painted yellow, green, and orange.

The additions to the house are located primarily at the rear and represent twentieth century changes to the house. All additions are one story in height. One addition has been built on the east side. It has a gable roof and a modern bowed bay window with four single-pane vinyl windows. These additions include kitchen modifications, porch enclosures, and an added apartment.

Only one outbuilding remains, a shed located off the west corner of the house. This building is constructed of concrete blocks cast to resemble ashlar blocks with large joints. A frame addition was built along the northeast side. An in-ground swimming pool is located on the east side of the house. An L-shaped barn depicted on the 1981 survey form has been demolished. A CRS Survey Update Form (CRS-10) has been prepared to reflect changes to the property.

Figure 15 – K-3870 House 101 N. Carter



House, 101 N. Carter Road

Figure 16 K 3870 House 101 N.



House, 101 N. Carter Road

The property on which this house stands was part of the land holdings of John Anthony, who had acquired the 82-acre parcel in 1865. Anthony moved from Troy, New York to the Smyrna vicinity to pursue peach farming (“Bannister Hall” n.d.). In 1866, he constructed Bannister Hall, which is listed in the National Register of Historic Places. In 1885, John Anthony deeded a portion of his lands to his son Levi, who built the house at 101 N. Carter Road soon after. The property remained in the Anthony family until 1909. From 1909 to 1972, it belonged to the Ennis family. The house has been named the Anthony-Ennis House due to the association with the original builder and long-time owners. While the property is associated with a regional context, suburbanization, it does not demonstrate an important association with that event, and, in addition, does not retain its historic integrity as described below. Thus this property is not considered eligible under Criterion A.

Research did not reveal any association between this property and individuals significant in local, state or national history. The property’s primary association was not with individuals identified in the historic context as having an important role in history. Thus this property is not considered eligible under Criterion B.

Alterations to the building fabric, including several unsympathetic additions in the rear and the replacement of siding, have affected this dwelling’s historic integrity. The use of modern vinyl siding obscures important ornamental details (which reveal original craftsmanship) on the property’s exterior, and inhibits the property’s ability to convey important historic information. As a result of material replacement, this house has lost much of its historic integrity. In addition, additions, including a porch enclosure, are unsympathetic to the historic scales and design of the property. To be considered eligible for the National Register, it is important that the property retain important character-defining features of a late nineteenth-century Queen-Anne residence, and that these features not be obscured by later alterations. The property’s character-defining exterior materials, including original or historic wooden siding, ornamental details typical of the Queen Anne style have been either replaced or removed. Although similar vernacular Queen Anne residences display a broad range of architectural elements, this particular example lacks several important key features of the property type. For example, detailing devices such as shingles used to avoid flat surfaces have either been removed or covered. The building also lacks an elaborate porch. The property does not possess distinctive characteristics of a property type, is not identified with the work of a master, nor is part of a district of like resources. Thus, this building is not a distinct or particularly representative example of its type or style of architecture and is not considered eligible under Criterion C.

Because there are many other readily available sources which provide building plans, archival documentation and other data regarding construction data for similar buildings, all of which reveal important information regarding the role of this building and its associated features in the role of history, this building and associated above-ground resources are not considered eligible under Criterion D.

K-3897 -- House, Intersection of Carter Road and Wheatley’s Pond Road

This house was located on the triangular lot to the southwest of the intersection of Carter Road and Wheatley’s Pond Road. It was surveyed in 1981 and additional photographs were taken in

April 2001. Since the time of these surveys, however, the building has been demolished. A CRS Survey Update Form (CRS-10) has been prepared to reflect changes to the property. No evaluation of this property was made for the purposes of this architectural report.

K-3898 -- House, Intersection of Carter Road and Wheatley's Pond Road

This circa 1926 house faces northwest toward Wheatley's Pond Road, just southwest of its intersection with Route 6 (Figure 17). It is a 1½-story frame bungalow cottage with weatherboard siding and 8/8 vinyl windows on the main façade and primarily 6/6 wood sash windows on the rear. The front porch has been enclosed and a side addition on the southwest side, and a rear addition on the southeast side have altered the overall form of the house. Since the 1981 survey, the Craftsman-style front door has been replaced with a vinyl-clad single-pane door, which is flanked by single-pane sidelights.

A large garage, circa 1950, sits to the southwest of the house. It appears that this building may have been converted to use as a residence. This building has a front-gable roof with shed extension to the south. The door, located on the northeast façade, is an original paneled wood door. A pair of 2/1 wood sash windows is also located on this façade. Other windows are 1/1 metal sashes. Two modern single-bay garage doors are located on the northwest façade.

While the property is associated with a regional context, suburbanization, it does not demonstrate an important association with that event, and does not retain its historic integrity as described below. Thus this property is not considered eligible under Criterion A.

Research did not reveal any association between this property and individuals significant in local, state or national history. Thus this property is not considered eligible under Criterion B.

The building is not a representative example of the Craftsman-inspired residential design of the period. A predominant character-defining feature of the building type is a wide, deep open front porch; however, the enclosure of the porch on this house has compromised this critical design element. The enclosure has obscured anchor pillars (if they were originally present) and the building lacks broad, overhanging eaves, both of which are also character-defining features. Thus, the property does not possess distinctive characteristics of the property type, is not identified with the work of a master, nor is part of a district of like resources. Because of the lack of significant architectural style, materials, form, or details, this house is not considered eligible for listing in the National Register under Criterion C.

As there are many other readily available sources which provide building plans, archival documentation and other data regarding construction data for similar buildings, all of which reveal important information regarding the role of this building and its associated features in the role of history, this building and associated above-ground resources are not eligible under Criterion D.

Figure 17 – K 3898 House Wheatley's Pond Road



Figure 17: K-3898

House, Wheatley's Pond Road

K-3936 -- House, 841 Clayton Avenue

This circa 1890 Folk Victorian farmhouse sits off Carter Road and is separated from the project area by a vacant lot (Figure 18). The house is a 2½-story frame dwelling with a cross-gable roof. The windows are 1/1 wood sash with a pentagonal window in the space under the front gable, which has been replaced with a louvered vent. A side porch with a second-story bathroom was added onto the southwest side of the house. The porch is currently enclosed.

Nearly all of the numerous outbuildings shown on the 1981 survey form, which included a corn crib, privy, and various chicken houses and shed, have since been demolished. Only a non-historic shed off the northeast corner of the house remains. The house is currently rented. Little is known about this property. In the 1850s, before the construction of the present dwelling, the property belonged to William Boyles. Later owners included Ebenezer Luntz and John W. Lurby in the late nineteenth and early twentieth centuries.

While the property is associated with a regional context, suburbanization, it does not demonstrate an important association with that event, and, in addition, does not retain its historic integrity as described below. In addition, the removal of the historic agriculturally-related outbuildings has further compromised any associations with the area's historic setting and agricultural heritage. As a remnant building, the property is no longer able to convey important historical information about its rural past without the association of agricultural outbuildings. In addition, the building cannot be associated with any other historic context. Thus, this property is not considered eligible under Criterion A.

Research did not reveal any association between this property and individuals significant in local, state or national history. Thus, this property is not eligible under Criterion B.

This house has undergone significant changes to its materials and setting. While the building's overall form is intact, its architectural integrity has been compromised through the replacement of the siding with asbestos shingles, enclosure of the front porch, and the addition of metal awnings on all three sides of the porch, and additions on the southwest side of the house. The use of asbestos shingles obscures the historic wood siding, whose craftsmanship is an important character-defining feature of late nineteenth century Folk Victorian farmhouses. As described above, the removal of the historic agriculturally related outbuildings has further compromised any associations with the area's historic setting and agricultural heritage. The porch does not feature spindlework or flat, saw-cut trim, which are both important character-defining features. The property does not possess distinctive characteristics of the Folk Victorian property type, is not identified with the work of a master, nor is part of a district of like resources. Thus, this building is not a distinct or particularly representative example of its type or style of architecture and is not considered eligible under Criterion C.

As there are many other readily available sources which provide building plans, archival documentation and other data regarding construction data for similar buildings, all of which reveal important information regarding the role of this building and its associated features in the role of history, this building and associated above-ground resources are not eligible under Criterion D.

Figure 18 K-3936 841 Clayton
Image missing
Newly Surveyed Properties

In addition to the previously identified properties described above, ten individual properties and one potential district were identified and surveyed during this project. All of these properties appeared to be over fifty years of age and were therefore considered potentially eligible for inclusion in the National Register for the purposes of this project. Descriptions and eligibility assessments are provided below for these newly identified historic properties.

K-7061 -- L&R Mini-Mart/Mobil Gas Station (a.k.a. Wheatley's Service Station), 5799 Wheatley's Pond Road

This large gas station/convenience store was built circa 1925 as a car dealership. It faces north on a triangular lot at the intersection of Wheatley's Pond Road and Route 6. The building consists of a 1½ story gable roof center portion with a historic hipped roof shed to the south and a modern hipped roof addition to the north, each one story in height (Figure 19). It has an ornamental rough-faced concrete block foundation and was originally sided with clapboard, which has been covered with asbestos shingles. The window frames are metal with a 9/6 pane configuration and a pivoting lower sash. Some are paired and several have been covered over with plywood or infilled with concrete block, particularly on the west façade, where all windows have been infilled. A brick chimney is attached to the west façade.

The south addition is frame with asbestos shingle siding and a concrete block foundation. Exposed rafter tails project from under the roofline of the hipped roof. Garage doors open from the east and west sides. All windows on the south façade have been covered over. A brick chimney is attached to the south façade.

The north addition, added circa 1970-75, is one story in height with a front gable roof. It is sheathed in brick veneer and contains the L&R mini-mart. Large paired single-pane windows flank the central modern door. Side windows are 2/2 horizontal sashes.

Albert J. Pleasanton constructed this service station building circa 1925. During the period 1926 to 1943, the property was called A. J. Pleasanton's Garage, which dispensed Shell Oil products. Also during this period, it appears to have served as a car dealership. In 1946 the name was changed to Pleasanton's Motors, and car sales became an integral part of the business. Although owned by the Pleasanton family until 1996, the dealership was leased out and converted to a gas station and garage called Wheatley's Service Station in the 1970s. In more recent years, the property was used as a Mobil gas station, however, at the time of the site visit, only a convenience store was in operation.

With its two car bay doors facing Wheatley's Pond Road, this building is an interesting example of an early car-oriented building. However, the former A. J. Pleasanton's Garage/Wheatley's Service Station building is not a truly remarkable example of its type. It is not reflective of early gas stations, which, from the 1920s onward, usually bore distinct company-specific designs. In fact, many of the larger oil companies designed their own characteristic buildings, which became

“standardized, functional designs that they spread across the landscape of their territories” (Margolies 30). While there were independently operated filling stations in the early

Figure 19 – K 7061 L & R Mini



L&R Mini-Mart, 5799 Wheatley's Pond Road

decades of the twentieth century, these tended to be much smaller buildings than Pleasanton's, with a single room to house an attendant and perhaps an attached canopy over the gas pump. This building in no way reflects these trends in early gas station design.

The establishment of a car dealership at Pleasanton's followed a trend that "the earliest automobile dealerships were converted auto repair garages" (Genat 39). However, little remains to reflect this former use. Most of the windows, which would have been essential in providing a look at the automobile models on display, have been covered over.

Advertising would have been crucial for both the service station products and the dealer franchise. In fact, signs at dealerships indicating the particular make being sold were "one of the most visible and recognizable parts of any automobile dealership" (Genat 52). Unfortunately, no historic signage remains to indicate the building's history as either a gas station or a car dealer.

Other alterations have also compromised the architectural integrity of this building. In addition to removing any free-standing or attached signs and covering over the windows, this building has replacement siding, additions at either end, and is no longer in use as a gas station. Although it is an early example of an automobile-related building in the Smyrna-Clayton area, the integrity of this property has been compromised to the point that its original and historic uses are hidden. Little information remains in terms of materials and form to relay the fact that building was used as a car dealer and service station. Because of these alterations and the difficulty they pose in relaying this building's history, the Pleasanton's Garage/Wheatley's Service Station building is not considered eligible for the National Register.

While the property is associated with regional contexts of commercial roadside architecture and suburbanization, it does not demonstrate an important association with that event, and, in addition, does not retain its historic integrity as described below. Thus, this property is not considered eligible under Criterion A.

Research did not reveal any association between this property and individuals significant in local, state or national history. Thus, this property is not considered eligible under Criterion B.

This gas station has undergone significant changes to its materials. While the building's overall form is intact, its architectural integrity has been compromised through the obstruction of the glass walls and windows. In addition to the diminished integrity, this building lacks distinction in its architectural style, materials, form, and details. Thus it would not be considered a truly representative example of either an early gas station or automobile dealership as defined in the context. The removal of the historic commercial signage has further compromised any associations with the building's commercial roadside historic setting. Both signage and expansive "plate glass" windows are considered character-defining features of early automobile-related commercial architecture (LeeDecker et al. 292). The property does not possess distinctive characteristics of the property type, is not identified with the work of a master, nor is part of a district of like resources. For these reasons, the property is not considered eligible for National Register listing under Criterion C.

As there are many other readily available sources that provide building plans, archival documentation and other data regarding construction data for similar buildings, all of which reveal important information regarding the role of this building and its associated features in the role of history, this building and associated above-ground resources are not considered eligible under Criterion D.

K-7062 -- House, 5205 Wheatley's Pond Road

The side-gable cottage residence dates to circa 1950 (Figure 20). It appears to be constructed of cinder blocks, which have a stucco facing. The foundation is also cinder block and the roof is covered with asphalt shingles. The windows are 8/8 and 6/6 vinyl sashes. The off-center door is modern with a diamond-shaped cutout. To the northeast of the door, a bowed bay projects with three louvered vinyl windows. A screened side porch was integrated into the original construction. A central brick chimney punctuates the roof. Two non-historic shed are located to the rear (northwest) of this dwelling.

While the property is associated with a regional context, suburbanization, it does not demonstrate an important association with that event, and, in addition, does not retain its historic integrity as described below. This property is not considered eligible under Criterion A. Although the property is associated with the historic context of suburbanization, it does not have an important association with that events or trends within that context.

Research did not reveal any association between this property and individuals significant in local, state or national history. Thus, this property is not considered eligible under Criterion B.

Due to the lack of significant architectural style, materials, form, or details, this house is not considered eligible for listing in the National Register under Criterion C. The property does not possess distinctive characteristics of the property type, is not identified with the work of a master, nor is part of a district of like resources. Although the building may have once been representative of its period and side-gable building type, it no longer retains its original windows (in addition, the central fenestration has been heavily altered), its garage has been converted to an enclosed porch, and the use of vinyl replacement siding obscures the original appearance. Original features such as clapboard, composition or wood siding, as well as enclosed or attached garages and larger windows, are considered character-defining features of 1940s era side-gable cottages. While this building type is noted for its minimal appearance and lack of detail, the cumulative impact of these changes is such that the property no longer possesses critical character defining features.

As there are many other readily available sources which provide building plans, archival documentation and other data regarding construction data for similar buildings, all of which reveal important information regarding the role of this building and its associated features in the role of history, this building and associated above-ground resources are not considered eligible under Criterion D.

Figure 20 K-7062 5205 Wheatleys Pond



K-7063 -- House, 48 S. Carter Road

The small dwelling at 48 S. Carter Road is located on the northeast corner of the intersection of Carter Road and Cummins Street. It is a circa 1930 one-story frame house with side-gable roof, which encompasses an enclosed front porch (Figure 21). The house rests on a concrete foundation and is sheathed with aluminum siding. Windows are 6/6 vinyl sashes and an exterior concrete block chimney is attached to the west side. The driveway leads to a modern frame and aluminum garage.

This house has been significantly altered. The siding and windows have all been replaced and the front porch has been enclosed, greatly modifying the original appearance of the main façade.

While the property is associated with a regional context, suburbanization, it does not demonstrate an important association with that event, and, in addition, does not retain its historic integrity as described below. Although the property is associated with the historic context of suburbanization, it does not have an important association with that events or trends within that context. Thus, this property is not considered eligible under Criterion A.

Research did not reveal any association between this property and individuals significant in local, state or national history. Thus, this property is not considered eligible under Criterion B.

The property does not possess distinctive characteristics of the property type, is not identified with the work of a master, nor is part of a district of like resources. Although the building's overall form is generally identifiable as an example of vernacular mid-twentieth century suburban residential architecture, it does not embody distinctive design or setting characteristics of a distinguishable building type. While it does have side-gables, a trait shared with mid-century side-gabled cottages, it features a varied pitch and the initial roof pitch is too steep to be considered as a representative example of a mid-century side-gabled cottage. Due to the lack of significant architectural style, materials, form, or details, this house is not considered eligible for listing in the National Register under Criterion C.

Because there are many other readily available sources which provide building plans, archival documentation and other data regarding construction data for similar buildings, all of which reveal important information regarding the role of this building and its associated features in the role of history, this building and associated above-ground resources are not eligible under Criterion D.

K-7066 -- House, 549 S. Carter Road

This small front-gable cottage dwelling faces east toward the intersection of Carter Road and Sunnyside Road, and dates to circa 1935-40 (Figure 22). It stands one story in height above a concrete block foundation. The intersecting gable roof is sheathed with composition shingles. The walls are sheathed with asbestos shingles on the east façade and vinyl siding on the north and west. The primary (east) façade contains three 6/1 wood sash windows and a six-light over four-panel historic door under a modern aluminum shed. A small shed roof addition with 2/2

Figure 21-K 7063 48 S Carter



House, 48 S. Carter Road

Figure 22 K-7066 549 S. Carter



vinyl windows was added to the north façade. The central chimney has been replaced with a metal pipe vent. A non-historic two-car garage is located off the southeast corner of the house.

While the property is associated with a regional context, suburbanization, it does not demonstrate an important association with that event or associated trends, and, in addition, does not retain its historic integrity as described below. Thus, this property is not considered eligible under Criterion A. Although the property is associated with the historic context of suburbanization, it does not have an important association with that event or trends within that context.

Research did not reveal any association between this property and individuals significant in local, state or national history. This property is not considered eligible under Criterion B.

The property does not possess distinctive characteristics of the property type, is not identified with the work of a master, nor is part of a district of like resources. Although the building's overall form is generally identifiable as an example of mid-century front-gable cottages, the use of vinyl replacement siding obscures the historic design and craftsmanship of its primary facades. In addition, the recent replacement of the central masonry chimney with a narrow metal pipe and the shed-roof addition, and its replacement siding, have all cumulatively obscured the original material and craftsmanship of this property. Without important character-defining features, this property is not representative of its building type. Due to the lack of significant architectural style, materials, form, or details, this house is not considered eligible for listing in the National Register under Criterion C.

As there are many other readily available sources which provide building plans, archival documentation and other data regarding construction data for similar buildings, all of which reveal important information regarding the role of this building and its associated features in the role of history, this building and associated above-ground resources are not considered eligible under Criterion D.

K-7177 -- Colmar Manor Subdivision, Southwest side of Carter Road between Mill Creek and Sheridan Road

The Colmar Manor subdivision was laid out in 1947 and comprises an area on the southwest side of Carter Road centered around Manor Drive, Lake Street, Roxann Avenue, and Glenway Avenue. The area was developed in three stages, in 1947, 1966, and 1968. It appears that most of the houses were built after the initial period of construction, including some recent (1980-1990s) infill buildings. At present, many of the lots remain vacant. The houses described below are located within Colmar Manor and the project APE.

K-7064 -- House, 423 S. Carter Road

This house is located on the south side of Carter Road between South Street and Manor Drive. Built circa 1948, it is a typical post-World War II cottage (Figure 23). It has a side-gable roof and symmetrical façade with a central door flanked by paired 6/6 windows. Windows on all facades continue the 6/6 configuration; all have modern black shutters. The house rests on a concrete block foundation and has been sheathed with vinyl siding. There is a central interior

Figure 23
K 7064 423 S. Carter



House, 423 S. Carter Road

brick chimney and an exterior-end concrete block chimney on the west façade. The stoop is concrete with no porch roof. A stoop on the east façade leads into a door off the driveway.

The garage, which was built at the same time as the house, faces east with a front-gable façade and single bay opening. It is situated off the southwest corner of the house and is sheathed with vertical board siding on the walls and composition shingles on the roof.

K-7065 -- House, 429 S. Carter Road

This house is another post-World War II side gable cottage, constructed around 1948 (Figure 24). The dwelling has drop siding, 6/6 wood sash windows, and a concrete block foundation. Features include a large brick chimney on the east façade and a single pane picture window flanked by 4/4 narrow sash windows. The front concrete stoop is covered by a gable roof with open metal supports. A screened side porch with a side-gable roof was added to the east façade soon after construction. A circa-1965 two-car garage faces north on the east side of the house. It has a front-gable roof and vinyl siding.

K-7067 – House/Apartments, 437 S. Carter Road

This building is a circa 1945 cottage that has been converted to apartments (Figure 25). It is set back approximately 60 feet from the roadway. The original portion of the building, located on the building's east side, is one story and was built in an L-shape form with an interior brick chimney. It has a concrete foundation, vinyl siding, and composition roof shingles. The main door is located in the center of the side gable portion of the ell with a 2/2 horizontal wood sash window to either side. A circa 1960 side gable addition projects to the west with two doors on the main (north) façade entering into the apartments. Windows and doors are the same type and materials on the addition.

K-7068 -- House, 16 Manor Drive

This circa 1946, 1½-story cottage faces east at the intersection of Manor Drive and Carter Road (Figure 26). Its side-gable form rests on a concrete block foundation. The siding is vinyl and the windows have been replaced with 1/1 vinyl sashes. The main façade features a central modern door flanked by large picture windows with narrow 1/1 sashes on either side. A large parged brick chimney with an ornamental metal "M" is located along the north façade.

Two additions have been put on to this house, one to the north and one to the south. The northern addition has a shed roof, 1/1 vinyl sash windows, and a north-facing door. The south addition has a side-gable roof enclosing a single room and covered patio area. The door into this addition appears to be historic. It is wood with four lights over a three-panel base. A non-historic shed is located off the southwest corner of the house.

K-7069 -- House, 509 S. Carter Road

This small circa 1946 house is a one-story side-gable cottage with a central door under a gable-stoop roof, which is supported by open metal posts (Figure 27). The foundation is concrete

Figures 24 K 7065 429 S Carter



Figure 25 K7067 437 S. Carter



Figures 26 K 7068 16 Manor



Figure 27 K 7069 509 S. Carter



block, the siding is vinyl, and the windows are replacement 1/1 vinyl sashes. A picture window with 1/1 vinyl sidelights decorates the main façade.

A large gable-roof addition was placed on the east side. It projects further northward than the main house and is slightly taller. It rests on a poured concrete foundation and, like the main house, has vinyl siding, 1/1 vinyl sash windows, and a composition shingle roof. A large 2-outbuilding faces west with a metal garage door, plywood siding, and several 1/1 vinyl windows.

K-7070 -- House, 515 S. Carter Road

This circa-1950 dwelling at 515 S. Carter Road is 1½ stories in height and was built in an L-shaped form with a large rear addition (Figure 28). The house rests on a concrete foundation and is sheathed with vinyl siding. Windows are 1/1 wood sashes and a parged chimney projects from the rear of the original house. The modern door is located on the north façade of the side-gable portion of the ell. This façade also contains an added four-pane bay window. The addition has a gable-front form, vinyl siding, and long banks of single-pane vinyl windows along both side facades.

K-7177 -- Colmar Manor National Register Eligibility Assessments

Of the six houses surveyed in Colmar Manor, none possesses the historical or architectural significance to be listed individually in the National Register. The houses are examples of post-World War II architectural building types that have undergone extensive alterations, including additions, changes to siding and windows, and porch enclosures. These buildings lack the architectural integrity, individual or collective historical associations, necessary to render them eligible for individual listing in the National Register.

In addition, these houses and the others in Colmar Manor are not considered eligible as a suburban residential historic district. Many such residential developments were established across the country to address a shortage of housing immediately following World War II. Colmar Manor is not a truly representative example of this type of suburban development. In his draft *Context and Guidelines for Evaluating America's Historic Suburbs for the National Register of Historic Places*, David Ames defines the suburb as a “homogeneous residential area built near the edge of the existing city” (2), although later post-war subdivisions featured a greater diversity of building types. Ames provides further guidance in evaluating subdivisions:

The overall design and organization of space within a suburb's design may be defined by the arrangement of streets, the size and location of housing lots, the siting of dwellings within a building lot, and the disposition of common spaces such as walkways, playgrounds or parks. These design features may reflect picturesque naturalistic style, elements of the garden city or county club movements, or curvilinear patterns distinctive of the 1940s and 1950s. Distinctive architectural design may be present in a variety of building types, primarily dwellings, but also garages, carriage houses, community buildings, gatehouses and sheds. Buildings may reflect a cohesive architectural type and

Figure 28 K 7070 515 S. Carter



style with some variation (e.g. Cape Cod or foursquare) or they may reflect a variety of period styles such as revival or bungalow. Information about the developer and the various architects and landscape architects and their interrelationship is important to understanding the evolution of the suburb and its design significance; it is also important for placing the suburb in the overall history of suburban development in the United States. . . . Significance under Criterion C will generally be based on design characteristics and require that distinctive design features remain intact (42).

In a regional context, Chase et al. note that four primary characteristics should also be considered. In defining subdivisions as a property type, four characteristics were developed from the fieldwork:

- The degree to which streets in the subdivision are straight or curving
- Whether the subdivision is made up of only one or two streets or three or more
- Whether the access is limited to a single road into the subdivision
- The degree of architectural variety among subdivision dwellings (Chase et al. 13)

Colmar Manor features a repeated urban grid along two primary streets, and lacks curvilinear planning. Access into the subdivision is not limited by a single road. Colmar Manor possesses few deliberate naturalistic subdivision characteristics as may be found in other subdivisions. While many such subdivisions also featured public spaces, greenways, and playgrounds, Colmar Manor lacks this communal space. This district is not considered eligible under Criterion C.

Research did not reveal any association between this property and individuals significant in local, state or national history. Colmar's developer (or individual residents) did not play an important role in the development of other regional subdivisions or in local, state or national history. This district is not considered eligible under Criterion B.

While the district (and individual buildings) is associated with a regional context, suburbanization, it does not demonstrate an important association with that event or associated trends, and, in addition, does not retain its historic integrity as many resources are less than 50 years of age. Thus, this district is not considered eligible under Criterion A. Although the district is associated with the historic context of suburbanization, it does not have an important association with that events or trends within that context.

As there are many other readily available sources which provide building plans, archival documentation and other data regarding construction data for similar historic subdivisions, all of which reveal important information regarding the role of this building and its associated features in the role of history, this district and associated above-ground resources are not considered eligible under Criterion D.

In addition, more recently constructed homes outnumber houses built at least fifty years or more ago. Over 150 historic residential subdivisions have been surveyed in the vicinity of Wilmington. Colmar Manor shares some common characteristics and key features (including variance in architectural styles and street plan). However, Colmar Manor is not distinguishable

from these other resources, nor is it considered an exceptionally significant resource under Criterion Consideration G.